CANNONDESIGN

CIRM RFA 07-03
Application # FA1-00616-1
Functionality Score: C-
Value Score: D

Overall, this is a tough renovation project, typical of many such projects in science buildings. The program appears to be fit into space available as is evident from the low lab to lab support space ratio.

Functionality

The flexible casework system proposed is not as movable or adaptable as some of the systems in other applications. The laboratories have to fit into an existing building module that is less than ideal. However the plans make the best use of space given the limitations of the existing structural grid.

Unless the rest of each floor is occupied with other researchers with similar research programs, the splitting of the 3 senior PIs over the two floors greatly reduces their interaction. At least a large conference room is being provided for colleagues and teams to meet.

Dedicated support space for the two labs is at a very low ratio of 1: 0.5 lab to lab support space. Typically what this means is that there will not be enough equipment/instrument space, and the working bench tops will be full of equipment.

Value

	00616-1	Special Prgm	Range
The Net/Gross sf ratio of the overall building	62.6%	65%	62.6% - 66.6%
The Project cost / gsf	$342	$568	$342 - $860
The asf of Lab + Lab Support + PI Office space / PI	2,521	1,035	253 – 2,521
The ratio of Lab to Lab Support	1:0.36	1:0.48	1:.036 – 1:0.66
The asf Core / PI	664	524	275 - 664
The group 2 equipment budget / PI	$5,527	$226,916	$3,310 - $57,250
CIRM funds / PI	$1,574,000	$1,219,756	$.641M - $1.574M

This proposal is the most difficult to evaluate and to execute. Small renovation projects are typically the most expensive and disruptive way to build new labs, especially if the remainder of the floor is to remain operational. All science buildings have a constant churn of space of various sizes, which is the reason such importance is placed on flexibility to allow for easy change when accommodating new faculty or science programs. Unfortunately, the original building does not appear to have been designed for flexibility.

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